



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Winchester Assisted Living and Memory Care Facility

TOWN OF LOS GATOS
110 E. MAIN STREET
LOS GATOS, CA 95030

PHONE: (408) 354-6872
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NOTICE IS HEREBY GIVEN that the Town of Los Gatos has prepared an Initial Study to evaluate the environmental impacts of the proposed Winchester Assisted Living and Memory Care Facility Project (proposed project), described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

FROM: Town of Los Gatos, Community Development Department
110 E. Main Street
Los Gatos, CA 95030
Contact, Jennifer Armer, Planning Manager (Phone: [408] 399-5706 / Email: JArmer@losgatosca.gov)

PUBLIC REVIEW PERIOD: The Initial Study and proposed Mitigated Negative Declaration are available for a 20-day review beginning on **July 1, 2022**, and ending **July 20, 2022**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 20-day review period and sent by email or fax to:

Town of Los Gatos
Attn: Jennifer Armer, Planning Manager
110 E. Main Street
Los Gatos, CA 95030
Email: JArmer@losgatosca.gov
Fax: (408) 354-7593

The Initial Study/Mitigated Negative Declaration and supporting technical studies can be accessed online at <https://www.losgatosca.gov/2216/Pending-Planning-Projects> or in person at the Town's Community Development Department, located at 110 E. Main Street, Los Gatos, CA 95030.

PROJECT LOCATION: The 1.31-acre project site is identified by Assessor's Parcel Numbers (APNs) 529-11-013, -038, -039, -040, and is located at 15860, 15880, and 15894 Winchester Boulevard and 17484 Shelburne Way in the Town of Los Gatos, California. The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

SUMMARY PROJECT DESCRIPTION: The proposed project would include the demolition of the existing on-site structures to develop a 125-unit assisted living and memory care facility. The facility would include one, two-to-three story building consisting of 107 assisted living units and 18 memory care units, as well as two dining rooms, a commercial kitchen, theater, library, great room, and other common use spaces. Three landscaped courtyards would be located on the first-floor podium level of the facility. Parking would consist of 54 parking stalls and primary site access would be provided by Winchester Boulevard to the west. The proposed project would require discretionary approval of an Architecture and Site Permit, a Conditional Use Permit (CUP), a Variance for maximum height, and a Variance for overall lot coverage. In addition, a lot merger would be required for the project.

CONTACT: Please contact Jennifer Armer, Planning Manager by Phone at (408) 399-5706 or by email at JARmer@losgatosca.gov if you have questions regarding this Notice.

Jennifer Armer, Planning Manager

Date